

STAFF

MADELEINE MASTERS, *PLANNING DIRECTOR*
DANIELLE FILLIS, *PLANNER/ZONING ADMINISTRATOR*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

Ns AGENDA RESULTS

The Somerville Planning Board held a public meeting on **Thursday, June 7, 2007 at 6:00 pm** in the 3rd Floor Conference Room at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

600 - 800 Windsor Place: The Applicants and Owners NJ WINDSOR, LLC and RONAI, LLC, and their Agent, Nicholas Iannuzzi, seek approval of a preliminary master plan (S.Z.O. §16.8) for a Planned Unit Development (PUD) project, involving a special permit with site plan review (S.Z.O. §§ 7.11.1.c and 7.11.3.e) to construct two hundred and sixty (260) dwelling units and twenty eight thousand six hundred and fifty one (28, 651) square feet of commercial/retail space in two seven-story buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). Waivers are sought (S.Z.O. §16.5.4) from: minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1); minimum landscape area requirements (S.Z.O. §16.5.1); front side set back requirements (S.Z.O. §16.5.1); rear yard setback requirements (S.Z.O. §16.5.1) and the mixed use requirement (S.Z.O. §16.5.3). A variance is sought for failure to provide enough parking spaces (S.Z.O. §9.5.1). Industrial Park District (IP); Planned Unit Development-B (PUD-B) Overlay zoning district.

This application was withdrawn without prejudice.

An amendment to establish a PUD-C Zoning Overlay District and Union Square Arts Overlay District with Facilitation by City-Wide Amendments: The proposed amendment would incorporate changes to the Zoning Ordinance of the City of Somerville with respect to the official zoning map and Articles 2, 6, 7, 9, 13 and 16.

The Planning Board has voted to keep the record open for written comments until Friday, June 15 at noon, and to consider the matter again at the meeting of June 21. On June 7th, the Economic Development Department was available to answer the Planning Board's questions about the proposed zoning.

Review of Cases for the Zoning Board of Appeals:

508 Somerville Avenue: (Applicant: Luciano Rossetti; Owner: Benjamin Rossetti; Agent: Richard Di Girolamo) The Applicant seeks a special permit under SZO §4.5.3 to expand a nonconforming use. Business A (BA) zone.

This matter has been continued to the June 21 meeting in order to redesign the parking.

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191 Highland Avenue: (Applicant & Owner: Joseph Sater) The Applicant seeks a revision of Special Permit #2005-70 under SZO §5.3.8 so as to allow installation and use of standard food preparation equipment and to relocate certain interior wall partitions. Residence C (RC) zone.

The matter was continued to the June 21 meeting in order to revise the request.

17 Evergreen Avenue: (Applicant & Owner: Israel Senfuma, Agent: Joaquin Junior). The Applicant seeks a special permit under SZO §4.4.1 to expand a nonconforming two-family dwelling by creating an addition and a second- story and porch. Residential A (RA) zone.

The matter was continued to the June 21 meeting to redesign the proposed addition.

42 Allen Street: (Applicant and Owner: Marco Del Pinal, Agent: Richard Di Girolamo). The Applicant seeks Special Permit approval (SZO §4.4.1) to build an addition at the rear of a two-family dwelling. Residence B (RB) zone.

The matter was continued to the June 21 meeting to redesign the proposed addition.

1 Glenwood Rd: (Applicant and Owner: Glenwood Vernon, LLC; Agent: Nicholas Iannuzzi) The Applicant seeks Special Permits under SZO §4.4.1 and §4.5.3 to convert a vacant structure previously used as a garage/storage building into a three-family residence with indoor parking. The Applicant is also seeking a variance from the minimum lot area per dwelling unit requirement under SZO §8.5. B. Residence A (RA) zone.

The matter was continued to the June 21 meeting in order to allow the Applicant also to submit an application for Special Permit with Site Plan Review.

14-18 Main St: (Applicant and Owner: Ron Cataldo; Agent: Richard Di Girolamo) The Applicant seeks a Special Permit under SZO §7.11.1.c to construct a new four-story, six-unit dwelling. Neighborhood Business (NB) zone.

The matter was continued to the June 21 meeting to allow the Applicant to address Planning Staff concerns.

57 Newbury St: (Applicant and Owner: Giuseppe Quaceci) The Applicant seeks a Variance from the minimum lot area per dwelling unit requirement under SZO §8.5.b in order to convert an existing two-family dwelling to a three-family dwelling. Residence B (RB) zone.

The Planning Board was unable to recommend approval of the requested Variance.

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88 Lexington Ave: (Applicant and Owner: Laurie Rofinot) The Applicant seeks a special permit under SZO §4.4.1 to construct a gabled dormer on a nonconforming two-family dwelling. Residential A (RA) zone.

The Planning Board recommended Conditional Approval of the requested special permit.

26 Franklin Avenue: (Applicant and Owner: David Castro, Agent: Romero Contracting) The Applicant seeks Special Permit approval (SZO §4.4.1) to build an addition in excess of 25% of the existing two family dwelling. Residence B (RB) zone.

The matter was continued to the June 21 meeting to address Planning Staff concerns.

11 Bow Street (second floor): (Applicants: Jennifer Park/Tucker Lewis; Owner: Ifeanyi Menkiti) The Applicants seek a Special Permit under SZO §4.4.1 to convert the second floor of a structure previously used as a bank into an art gallery. CBD zone.

The Planning Board recommended Conditional Approval of the requested special permit.

233A & 235 Elm Street: (Applicant Dechen Martsa & Owner Myer Dana & Sons) The Applicant seeks approval to revise Special Permit #2005-33 under SZO §5.3.8 to convert an existing café into an extension of an existing restaurant. CBD zone.

The matter was continued to the June 21 meeting in order to allow corrected legal notices to run.

36-40 Line Street: (Applicant: Susan Batchelder; Owner: Margaret Wolynes.) The Applicant seeks a special permit under SZO §4.4.1 to construct a three-story rear porch, measuring 25.6 feet long by 7 feet deep, at the rear of a three-story nonconforming structure in a Residence B (RB) zone.

The matter was continued to the June 21 meeting in order to redesign the proposed porches.

Any other business